154.0	0003	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,900 / 890,900
					USE VALUE:	890,900 / 890,900
					ASSESSED:	890,900 / 890,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		GLENBURN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIMMONS ROBERT F/MARILYN A
Owner 2:	
Owner 3:	
Street 1:	35 GLENBURN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RYAN JANE E -
Owner 2:	-
Street 1:	35 GLENBURN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,464 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1954, having primarily Vinyl Exterior and 2108 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5464.000	423,800		467,100	890,900
Total Card	0.125	423,800		467,100	890,900
Total Parcel	0.125	423,800		467,100	890,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.63 | /Parcel: 422.6

Legal Description

User Acct 102748

GIS Ref

GIS Ref

Insp Date 09/20/16

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 154.0-0003-0018.0

!12115!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	423,800	0	5,464.	467,100	890,900	890,900	Year End Roll	12/18/2019
2019	101	FV	312,600	0	5,464.	437,900	750,500	750,500	Year End Roll	1/3/2019
2018	101	FV	312,600	0	5,464.	362,000	674,600	674,600	Year End Roll	12/20/2017
2017	101	FV	315,000	0	5,464.	332,800	647,800	647,800	Year End Roll	1/3/2017
2016	101	FV	260,400	0	5,464.	303,600	564,000	564,000	Year End	1/4/2016
2015	101	FV	249,700	0	5,464.	297,800	547,500	547,500	Year End Roll	12/11/2014
2014	101	FV	249,700	0	5,464.	276,800	526,500	526,500	Year End Roll	12/16/2013
2013	101	FV	249,700	0	5,464.	263,300	513,000	513,000		12/13/2012

PRINT

Date	Time
12/11/20	02:13:44

LAST REV

Date	Time
09/22/16	16:04:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12115

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RYAN JANE E	36400-220		9/13/2002		435,000	No	No		
	21062-99		3/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2015	1724	Heat App	6,500					
8/24/2015	1174	Addition	192,000		8/24/2015			Bump out rear 30x1

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2016	Meas/Inspect	DGM	D Mann
8/8/2016	Left Notice	DGM	D Mann
8/8/2016	Permit Visit	DGM	D Mann
1/13/2009	Measured	336	PATRIOT
12/9/2002	MLS	MM	Mary M
4/19/2000	Inspected	264	PATRIOT
7/13/1993		BG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102748
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5464		Sq. Ft.	Site		0	80.	1.07	9									467,137						467,100	

Total AC/HA: 0.12544 | Total SF/SM: 5464 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 467,137 | Spl Credit | Total: 467,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14810252
Const Adj.:	0.99297005
Adj $ / SQ:	153.904
Other Features:	112040
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	575771
Depreciation:	152003
Depreciated Total:	423767

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

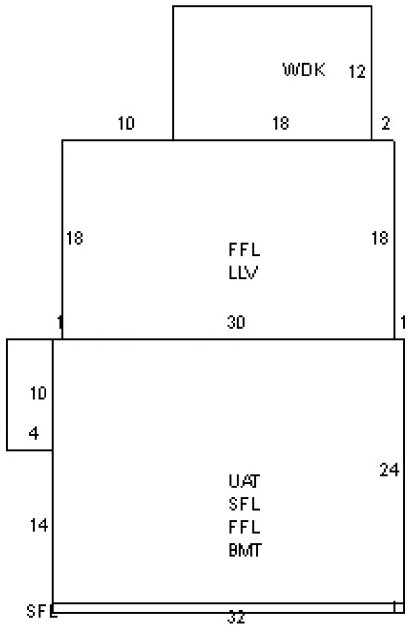
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.29
Special Features:	0	Val/Su Net:	110.83
Final Total:	423800	Val/Su SzAd	201.04

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,308	153.900	201,307
SFL	Second Floor	800	153.900	123,123
BMT	Basement	768	46.170	35,460
LLV	Lower Level	540	69.260	37,399
WDK	Deck	216	10.550	2,280
UAT	Upper Attic	192	61.560	11,820

Net Sketched Area:	3,824			Total:	411,389
Size Ad	2108	Gross Are	4400	FinArea	2108

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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